



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

Chapter 8 - Special Hunts Point District (HP)

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108-00 - GENERAL PURPOSES

LAST AMENDED

7/23/2008

The “Special Hunts Point District” established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Hunts Point community. These goals include, among others, the following specific purposes:

- (a) to provide a buffer of high-performance industrial and other commercial establishments around the residential area;
- (b) to encourage the development of food-related businesses and other compatible businesses;
- (c) to create a transition between the Hunts Point Food Market and related businesses and the adjacent neighborhood;
- (d) to retain jobs in New York City;
- (e) to promote the development of retail businesses in the neighborhood;
- (f) to provide an opportunity for the physical improvement of Hunts Point; and
- (g) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

108-01 - General Provisions

LAST AMENDED

5/12/2021

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Hunts Point District#, the provisions of this Chapter shall apply to all #developments# and #enlargements# within the #Special Hunts Point District#. The regulations of all other Chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones), the provisions of Article VI, Chapter 4, shall control.

The provisions of Article VI, Chapter 3 (Special Regulations Applying to FRESH Food Stores) shall apply in the Residential Buffer Subdistrict, and shall not apply in the Food Industry Subdistrict. For any food store subject to the provisions of Article VI, Chapter 3, the parking regulations of Section [63-24](#) (Required Accessory Off-street Parking Spaces in Certain Districts) shall supersede the provisions of Section [108-20](#) (MODIFICATION OF PARKING REQUIREMENTS IN THE RESIDENTIAL BUFFER SUBDISTRICT).

108-02 - District Plan and Maps

LAST AMENDED

7/23/2008

The District Plan for the #Special Hunts Point District# identifies specific areas comprising the Special District in which special zoning regulations are established in order to carry out the general purposes of the #Special Hunts Point District#.

These areas shall include the Residential Buffer and the Food Industry Subdistricts.

The District Plan includes the #Special Hunts Point District# Map located in Appendix A to this Chapter.

The map is hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter shall apply.

108-10 - USE REGULATIONS

LAST AMENDED

7/23/2008

108-11 - Use Modifications in the Special Hunts Point District

LAST AMENDED

7/23/2008

In the #Special Hunts Point District#, hotels or motels shall not be permitted within the areas designated on the #Special Hunts Point District# Map in Appendix A. Within such areas, Section [74-803](#) (Transient hotels within M1 Districts) shall not be applicable.

108-12 - Use Modifications in the Residential Buffer Subdistrict

LAST AMENDED

7/23/2008

- (a) In the #Special Hunts Point District#, the #use# regulations of the underlying M1-2 District within the Residential Buffer Subdistrict shall be modified to permit the following #uses#:

From Use Group 3A

Libraries, museums or non-commercial art galleries

From Use Group 4A

Clubs

Community centers, not including settlement houses

Non-commercial recreational centers

From Use Group 6A, with no limitation as to #floor area# per establishment

Food stores, including supermarkets, grocery stores, meat markets or delicatessen stores

From Use Group 10A, with a limitation of 40,000 square feet of #floor area# per establishment within 500 feet of the center line of Garrison Avenue

Carpet, rug, linoleum or other floor covering stores

Clothing or clothing accessory stores

Department stores

Dry goods or fabric stores

Furniture stores

Television, radio, phonograph or household appliance stores

Variety stores.

- (b) In the #Special Hunts Point District#, Use Group 18 #uses# shall not be permitted in the underlying M1-2 District within the Residential Buffer Subdistrict, except that breweries, limited to 10,000 square feet of #floor area# per establishment, shall be permitted.

108-13 - Use Modifications in the Food Industry Subdistrict

LAST AMENDED

7/23/2008

In the #Special Hunts Point District#, in the underlying M1-2 District within the Food Industry Subdistrict, #uses# listed in Section [42-15](#) (Use Group 18) shall not be permitted, except for the following:

From Use Group 18A:

Beverages, alcoholic or breweries

Machinery, heavy, including electrical, construction, mining, or agricultural, including repairs

Metal or metal products, treatment or processing, including enameling, japanning, lacquering, galvanizing or similar processes

Plastic, raw

Steel, structural products, including bars, girders, rails, wire rope or similar products

From Use Group 18B:

Refrigerating plants.

108-14 - Enclosure Regulations

LAST AMENDED

7/23/2008

In the #Special Hunts Point District#, all #uses# listed in Use Groups 16, 17 and 18 shall be located within completely enclosed #buildings#, except that building materials or contractors' yards, listed in Use Group 17, may be open or enclosed.

108-15 - Applicability of Article V, Chapter 2 (Non-conforming Uses)

LAST AMENDED

7/23/2008

In the #Special Hunts Point District#, a #non-conforming# #use# may be changed only to a #conforming# #use#.

The following sections pertaining to #non-conforming# #uses# in the #Special Hunts Point District# shall not apply:

- Section [52-32](#) (Land With Minor Improvements)
- Section [52-33](#) (Manufacturing or Related Uses in Residence Districts), inclusive
- Section [52-34](#) (Commercial Uses in Residence Districts)
- Section [52-35](#) (Manufacturing or Related Uses in Commercial Districts)
- Section [52-36](#) (Non-conforming Commercial Uses in Commercial Districts)
- Section [52-37](#) (Non-conforming Commercial Uses in Manufacturing Districts)
- Section [52-43](#) (C1 or C4 Districts)
- Section [52-44](#) (Residence Districts Except R1 and R2 Districts)
- Section [52-45](#) (Non-conforming Residential Uses in M1 Districts)
- Section [52-46](#) (Conforming and Non-conforming Residential Uses in M1-1D Through M1-5D Districts)
- Section [52-54](#) (Buildings Designed for Residential Use in Residence Districts)
- Section [52-56](#) (Multiple Dwellings in M1-1D Through M1-5D Districts)
- Section [52-62](#) (Buildings Containing Residences in M1-1D Through M1-5D Districts)
- Section [52-72](#) (Land with Minor Improvements)
- Section [52-731](#) (Advertising signs)
- Section [52-732](#) (Signs on awnings or canopies)
- Section [52-74](#) (Uses Objectionable in Residence Districts)
- Section [52-75](#) (Certain Types of Uses Involving Open Storage or Salvage).

108-20 - MODIFICATION OF PARKING REQUIREMENTS IN THE RESIDENTIAL BUFFER SUBDISTRICT

LAST AMENDED
7/23/2008

In the Residential Buffer Subdistrict, parking shall be provided at the rate of one space per 300 square feet of #floor area# for food stores, including supermarkets, grocery stores, meat markets or delicatessen stores. #Cellar# space used for retailing shall be included for the purpose of calculating requirements for #accessory# off-street parking spaces and #accessory# off-street loading berths.

108-30 - MODIFICATION OF STREET TREE REQUIREMENTS

LAST AMENDED
7/23/2008

Notwithstanding the provisions of Section [43-02](#) (Street Tree Planting in Manufacturing Districts), all #developments# or #enlargements# within the #Special Hunts Point District# that include #uses# listed in Use Group 17 or 18 shall provide

#street# trees in accordance with Section [26-41](#) (Street Tree Planting). The #street# frontage used to calculate the number of required trees may exclude the #street# frontage occupied by curb cuts serving #uses# listed in Use Groups 17 or 18.

Appendix A - Special Hunts Point District

LAST AMENDED
7/23/2008



